

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Town Planning - Eluru Municipal Corporation - Certain variation to the Master Plan - Change of land use from Residential use zone to Commercial use in T.S.No.368 of Eluru Municipal Corporation to an extent of 2240.27 Sq.Mtrs., - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.
2009.

Dated the 8th October,

Read the following:-

1. G.O.Ms.No.312 MA., dated 25.7.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8217/2008/R, dated 10.2.2009.
3. Government Memo. No.2452/H1/2009-1, Municipal Administration and Urban Development Department, dated 12.3.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8217/2008/R, dated 26.3.2009.
5. Government Memo. No.2452/H1/2009-2, Municipal Administration and Urban Development Department, dated 3.7.2009.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8217/2008/R, dated 4.8.2009.
7. Government Memo. No.2452/H1/2009-3, Municipal Administration and Urban Development Department, dated 28.8.2009.
8. From the Commissioner of Printing, A.P. Extraordinary Gazette No.412, Part-I, dated 1.9.2009.
9. From the Commissioner, Eluru Municipal Corporation, Letter Roc.No.3912/2008/G1, dated 19.8.2009.

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O R D E R:

The draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975 was issued in Government Memo. No.2452/H1/2009-3, Municipal Administration and Urban Development Department, dated 28.8.2009 and published in the Extraordinary issue of A.P. Gazette No.412, Part-I, dated 1.9.2009. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Eluru Municipal Corporation in his letter dated 19.8.2009 has informed that the applicant has paid an amount of Rs.89,640/- (Rupees eighty nine thousand six hundred and forty only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Municipal Commissioner, Eluru Municipal Corporation, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Eluru Municipal Corporation, West Godavari District.

The District Collector, West Godavari District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 412, Part-I, dated 1.9.2009 as required by clause (b) of the said section.

VARIATION

The site in T.S.No.368 of Eluru Municipal Corporation to an extent of 2240.27 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975, is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP.No.22/2009/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain necessary approval from the competent authority.
8. The applicant shall pay 14% open space charges and betterment charges as per procedure in vogue.
9. The applicant shall handover the site to an extent of 111.53 Sq.Mtrs., affected under road widening from existing 9.15 Mtrs., Gubbalavari Street to be widened to 40 feet free of cost to the Eluru Municipal Corporation through registered gift deed.

SCHEDULE OF BOUNDARIES

- North : Building of Surya Prakasa Rao.
- East : Existing 9.15 Mtrs., wide Gubbalavari Street to be widened to 12.20 Mtrs., wide as per Government Memo.No.2452/H1/2009-2, dated 3.7.2009.
- South : Building of T.Narayanamma.
- West : Existing 9.15 Mtrs., wide Panugantivari Street.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER

